

## EXHIBIT A SCOPE OF WORK

The Contractor shall, within timeframes set by the County, perform the following duties under this contract as are from time to time requested by the County:

### 1. Legal Framework

With respect to each subject matter for which planning and legal services are provided under this contract, the Contractor shall establish a legal framework to guide the development of legally defensible and, if necessary, scientifically based amendments to the SLDC and, if necessary, SGMP. Such framework shall, at a minimum, analyze:

- a. The extent to which the County may regulate the activity under federal and state law;
- b. Federal and state law applicable to the activity;
- c. The evidentiary foundation that must be established for any land use regulations;
- d. Any limits on the County's regulatory authority stemming from the so-called takings clauses of the federal and state constitution; and
- e. Such other matters as the Contractor determines necessary to guide the development of legally defensible and, if necessary, scientifically based SLDC and, if necessary, SGMP amendments.

### 2. Developments of Countywide Impact (DCIs)

- a. The Contractor shall thoroughly review the County's Oil and Gas Element and Ordinance No. 2008-19 to evaluate and help the County to determine which aspects of those documents will be made applicable to all DCI regulations.
- b. In recognition of the fact that some aspects of Ordinance No. 2008-19 will be applicable to all DCIs and that the Oil and Gas element and Ordinance No. 2008-19 were the products of extensive public planning process, the Contractor shall utilize Ordinance No. 2008-19 to develop for inclusion in the SLDC DCI provisions that are applicable to all DCIs as well as provisions specific to oil and gas drilling and production.
- c. With respect to DCIs other than oil and gas drilling and production, the Contractor shall implement the planning process(es) set forth in the Contractor's own proposal to develop and draft:
  - i. DCI regulations for each DCI for the SLDC; and
  - ii. If necessary, amendments to the SGMP.

The Contractor shall prioritize the DCIs subject to moratorium imposed by Ordinance No. 2014-8. With respect to mining and resource extraction, the Contractor will need to evaluate and help the County to determine which aspects of County Ordinance No. 1996-10, Article II, Section 5, "Mineral Exploration and Extraction", shall be preserved and incorporated into the SLDC.

3. Bonus and Incentive Zoning

The Contractor shall implement the planning process set forth in Contractor's own proposal to develop and draft bonus and incentive provision for inclusion in the SLDC and, if requested by the County, a bonus and incentive element for the SGMP. In completing this task, Contractor shall:

- a. Provide a review of pertinent provisions of the SGMP and SLDC as they relate to bonus and incentive zoning; and
- b. Provide an action plan and textual outline for drafting regulations governing these topics for amendment of the SGMP and/or SLDC,

4. Transfer of Development Rights (TDR)

The Contractor shall implement the planning process set forth in Contractor's own proposal to develop and draft amendments to the TDR provisions of the SLDC and, if necessary, the SGMP to further define the TDR Program, including the identification of sending and receiving areas, criteria for evaluating transfers other than beneficial use determination transfers, and rules governing the County Land Bank. In completing this task, Contractor shall:

- a. Provide review of pertinent provisions of the SGMP and SLDC as they relate to Transfer of Development Rights (TDRs) and as to each; and
- b. Provide an action plan and textual outline for drafting regulations governing these topics for amendment of the SGMP and/or SLDC;

5. Other Subject Matters

At the County's request, Contractor shall provide planning and legal services and advice concerning other subject matters related to the SGMP and SLDC, the scope and price of such services shall be documented in written work plans prior to work beginning.

6. Expert Consultants

At the request and under the direction of the County, the Contractor shall assist the County in identifying and procuring expert consultants who are able to provide expert services and advice related to any subject matter for which the Contractor is providing services under this contract.

7. General Requirements

- a. All text amendments shall follow sequentially the current numbering and formatting of the sections of SGMP and/or SLDC

being amended. Additionally, legislative formatting shall be used for discussion drafts, which requires the striking out of language to be deleted from existing text and the underlying of new language to be added.

- b. The Contract shall timely respond to any County staff or BCC input to Contractor's amendments through further revisions or otherwise:
- c. The Contractor shall be available to attend meetings or public hearings with and to provide briefings to County staff and officials related to work to be performed under the Contract;
- d. The Contractor shall ensure the textural and thematic consistency between the Contractors proposed amendments to the SLDC and SGMP and other provisions of the SLDC and SGMP particularly the "Goals, Policies and Strategies" sections of the SGMP;
- e. The Contractor shall provide an opinion as to the legality and enforceability of all proposed amendments.